

RECORD PLAT OF JENNINGS PLACE PHASE ONE

OWNER/DEVELOPER:

FORESTAR (USA) REAL ESTATE GROUP, INC.
3330 CUMBERLAND BLVD., SUITE 275
ATLANTA, GA, 30339

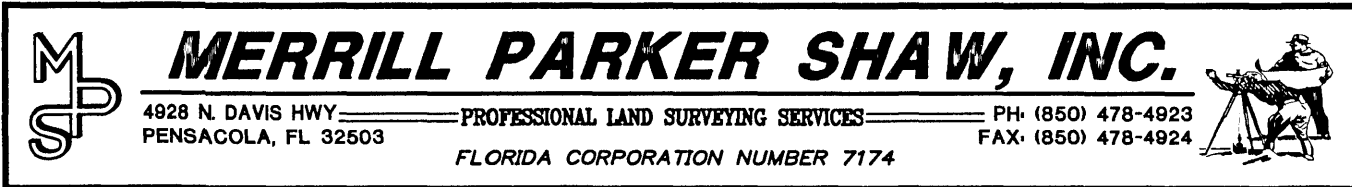
SURVEYOR:

E. WAYNE PARKER
MERRILL PARKER SHAW, INC.
4928 N. DAVIS HIGHWAY
PENSACOLA, FL 32503
(850) 478-4923

ENGINEER:

HAMMOND ENGINEERING, INC.
3802 NORTH "S" STREET
PENSACOLA, FL 32505
(850) 434-2603

A 107 LOT SINGLE FAMILY SUBDIVISION
BEING A PORTION OF SECTION 34, TOWNSHIP-1-NORTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA
ZONED: LDR, FUTURE LAND USE: MU-S
NOVEMBER 2020



LEGEND:

- ☒ ~ 4" x 4" CONCRETE MONUMENT, NUMBERED. 7174L.B. (PLACED) P.R.M.
- ☒ ~ 4" x 4" CONCRETE MONUMENT, NUMBERED. 7919L.B. (FOUND) P.R.M.
- ☒ ~ 4" x 4" CONCRETE MONUMENT, UNNUMBERED (FOUND) P.R.M.
- ⊙ ~ 4" ROUND CONCRETE MONUMENT, UNNUMBERED (FOUND)
- ⊙ ~ 1/2" ALLOY CAPPED IRON ROD, NUMBERED 7174L.B. (SET) P.C.P.
- ⊙ ~ NAIL AND DISK, NUMBERED 7174L.B. (SET) P.C.P.
- ⊙ ~ NAIL AND DISK, "ESCAMBIA COUNTY" (FOUND)
- ⊙ ~ 1/2" CAPPED IRON ROD, NUMBERED 7107L.B. (FOUND)
- ⊙ ~ 1/2" IRON ROD, UNNUMBERED (FOUND)
- ⚠ ~ LIGHTWOOD STAKE, UNNUMBERED (FOUND)
- P.R.M. ~ PERMANENT REFERENCE MONUMENT
- B.S.L. ~ BUILDING SETBACK LINE
- P.C. ~ POINT OF CURVATURE
- P.T. ~ POINT OF TANGENCY
- P.R.C. ~ POINT OF REVERSE CURVATURE
- R/W ~ RIGHT-OF-WAY
- C1 ~ CURVE NUMBER
- R.P. ~ RADIUS POINT
- (NR) ~ NON-RADIAL
- (R) ~ RADIAL
- P.I. ~ POINT OF INTERSECTION
- GPS ~ GLOBAL POSITIONING SYSTEM
- (D&F) ~ DEED AND FIELD INFORMATION
- P.C.P. ~ PERMANENT CONTROL POINT
- L.B. ~ LICENSE BUSINESS
- O.R. ~ OFFICIAL RECORDS

BUILDING SETBACK REQUIREMENTS:

FRONT YARD: 25' SETBACK

REAR YARD: 25' SETBACK

SIDE YARD: ON EACH SIDE, FIVE FEET OR 10 PERCENT OF THE LOT WIDTH AT THE FRONT BUILDING LINE, WHICHEVER IS GREATER, BUT NOT REQUIRED TO EXCEED 15 FEET.

TITLE CERTIFICATION:

THE UNDERSIGNED TITLE EXAMINER, AS ASSISTANT VICE PRESIDENT OF ALLIANT NATIONAL TITLE INSURANCE COMPANY, A TITLE INSURER LICENSED IN THE STATE OF FLORIDA, CERTIFIES THAT THE LAND AS DESCRIBED AND SHOWN ON THE PLAT ARE IN THE NAME OF, AND APPARENT RECORD TITLE IS HELD BY FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, AND THAT ALL TAXES HAVE BEEN PAID ON THE PROPERTY AS REQUIRED BY SECTION 197.192, FLORIDA STATUTES, AS AMENDED AND THE OFFICIAL RECORDS BOOK AND PAGE NUMBER OF ALL MORTGAGES, LIENS OR OTHER ENCUMBRANCES AGAINST THE LAND, AND THE NAMES OF ALL PERSONS HOLDING AN INTEREST IN SUCH MORTGAGE, LIEN OR ENCUMBRANCE ARE AS FOLLOWS:

MORTGAGE AND SECURITY AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7884 PAGE 1898 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

THIS REPORT IS NOT TITLE INSURANCE. PURSUANT TO SECTION 627.7843, FLORIDA STATUTES, THE MAXIMUM LIABILITY OF THE ISSUER OF THIS PROPERTY INFORMATION REPORT FOR ERRORS AND OMISSIONS IN THIS PROPERTY INFORMATION REPORT IS LIMITED TO THE AMOUNT PAID FOR THIS PROPERTY INFORMATION REPORT AND IS FURTHER LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

CERTIFICATION MADE ON THE _____ DAY OF _____, 2020.

CHRISTOPHER M. PEDERSEN
AVP, SENIOR COMMERCIAL PROJECT EXAMINER
ALLIANT NATIONAL TITLE INSURANCE COMPANY

CERTIFICATE OF ATTORNEY:

I, _____, AS A MEMBER OF THE FLORIDA BAR, AND ON BEHALF OF THE OWNER, HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT HEREON AND THE ACCOMPANYING DOCUMENTS AND HAVE FOUND THEM TO BE IN PROPER LEGAL FORM AND TO MEET ALL THE REQUIREMENTS OF THE FLORIDA PLAT ACT AND CHAPTER 2, ARTICLE 5 OF THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, AS AMENDED.

SIGNED THIS _____ DAY OF _____, 2020.

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

RECORD PLAT OF

JENNINGS PLACE PHASE ONE

A 107 LOT SINGLE FAMILY SUBDIVISION

BEING A PORTION OF SECTION 34, TOWNSHIP-1-NORTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA

ZONED: LDR, FUTURE LAND USE: MU-S

NOVEMBER 2020

LEGAL DESCRIPTION:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP-1-NORTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 86 DEGREES 44 MINUTES 03 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 34, FOR A DISTANCE OF 1337.46 FEET TO THE SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE DEPARTING THE SOUTH LINE OF SECTION 34, GO NORTH 04 DEGREES 22 MINUTES 15 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34, FOR A DISTANCE OF 33.00 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF FRANK REEDER ROAD (66 FOOT RIGHT-OF-WAY) FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 04 DEGREES 22 MINUTES 15 SECONDS EAST ALONG THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34, FOR A DISTANCE OF 1280.38 FEET; TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34 (ALSO BEING THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34) THENCE DEPARTING THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34, GO NORTH 04 DEGREES 47 MINUTES 17 SECONDS EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34, FOR A DISTANCE OF 1305.35 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE GO NORTH 04 DEGREES 52 MINUTES 16 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34, FOR A DISTANCE OF 1306.38 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE GO SOUTH 87 DEGREES 46 MINUTES 36 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34, FOR A DISTANCE OF 430.00 FEET TO THE INTERSECTION WITH THE CURVED SOUTHWESTERLY LINE OF INTERSTATE 10, STATE ROAD 8 (RIGHT-OF-WAY VARIES) BEING CONCAVE SOUTHWESTERLY; THENCE GO ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 3669.83 FEET, THROUGH A CENTRAL ANGLE OF 02 DEGREES 00 MINUTES 56 SECONDS, OR A ARC DISTANCE OF 128.10 FEET (CHORD BEARING: SOUTH 51 DEGREES 25 MINUTES 50 SECONDS EAST, CHORD DISTANCE: 128.10 FEET); THENCE GO SOUTH 50 DEGREES 20 MINUTES 22 SECONDS EAST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE 10, FOR A DISTANCE OF 534.99 FEET; THENCE GO SOUTH 41 DEGREES 08 MINUTES 55 SECONDS EAST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE 10, FOR A DISTANCE OF 469.54 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE DEPARTING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE 10, GO SOUTH 04 DEGREES 42 MINUTES 30 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34 AND THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34, FOR A DISTANCE OF 670.32 FEET; THENCE DEPARTING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34, GO NORTH 85 DEGREES 17 MINUTES 30 SECONDS WEST, FOR A DISTANCE OF 633.19 FEET; THENCE GO SOUTH 04 DEGREES 42 MINUTES 30 SECONDS WEST, FOR A DISTANCE OF 125.00 FEET; THENCE GO SOUTH 86 DEGREES 17 MINUTES 30 SECONDS EAST, FOR A DISTANCE OF 13.19 FEET; THENCE GO SOUTH 04 DEGREES 42 MINUTES 30 SECONDS WEST, FOR A DISTANCE OF 439.63 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE GO SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 345.00 FEET, THROUGH A CENTRAL ANGLE OF 7 DEGREES 23 MINUTES 34 SECONDS, FOR AN ARC DISTANCE OF 44.51 FEET (CHORD BEARING: SOUTH 08 DEGREES 24 MINUTES 17 SECONDS WEST, CHORD DISTANCE: 44.48 FEET) TO THE POINT OF TANGENCY; THENCE GO SOUTH 12 DEGREES 06 MINUTES 04 SECONDS WEST, FOR A DISTANCE OF 139.41 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE GO SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 655.00 FEET, THROUGH A CENTRAL ANGLE OF SOUTH 6 DEGREES 22 MINUTES 57 SECONDS WEST, FOR AN ARC DISTANCE OF 77.96 FEET (CHORD BEARING: SOUTH 08 DEGREES 54 MINUTES 36 SECONDS WEST, FOR A CHORD DISTANCE OF 72.93 FEET); THENCE GO NORTH 85 DEGREES 17 MINUTES 30 SECONDS WEST, FOR A DISTANCE OF 13.79 FEET; THENCE GO SOUTH 04 DEGREES 31 MINUTES 35 SECONDS WEST, FOR A DISTANCE OF 1478.41 FEET; THENCE GO SOUTH 86 DEGREES 44 MINUTES 03 SECONDS EAST, FOR A DISTANCE OF 109.65 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE GO NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 88 DEGREES 33 MINUTES 26 SECONDS, FOR A ARC DISTANCE OF 38.64 FEET TO THE POINT OF TANGENCY (CHORD BEARING: NORTH 48 DEGREES 59 MINUTES 14 SECONDS EAST, CHORD DISTANCE: 34.91 FEET); THENCE GO SOUTH 87 DEGREES 56 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 60.06 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE GO SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 91 DEGREES 26 MINUTES 34 SECONDS, FOR A ARC DISTANCE OF 39.90 FEET TO THE POINT OF TANGENCY (CHORD BEARING: SOUTH 41 DEGREES 00 MINUTES 46 SECONDS EAST, CHORD DISTANCE: 35.80 FEET); THENCE GO SOUTH 86 DEGREES 44 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 217.57 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE GO NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 88 DEGREES 33 MINUTES 26 SECONDS, FOR A ARC DISTANCE OF 38.64 FEET TO THE POINT OF TANGENCY (CHORD BEARING: NORTH 48 DEGREES 59 MINUTES 14 SECONDS EAST, CHORD DISTANCE: 34.91 FEET); THENCE GO SOUTH 85 DEGREES 17 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 60.00 FEET; THENCE GO SOUTH 04 DEGREES 42 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 121.30 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE GO SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 91 DEGREES 26 MINUTES 34 SECONDS, FOR A ARC DISTANCE OF 39.90 FEET TO THE POINT OF TANGENCY (CHORD BEARING: SOUTH 41 DEGREES 00 MINUTES 46 SECONDS EAST, CHORD DISTANCE: 35.80 FEET); THENCE GO NORTH 04 DEGREES 42 MINUTES 30 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF FRANK REEDER ROAD; THENCE GO NORTH 86 DEGREES 44 MINUTES 03 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID FRANK REEDER ROAD, FOR A DISTANCE OF 1202.48 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL IS SITUATED IN SECTION 34, TOWNSHIP-1-NORTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 76.37 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

- THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE BEARING OF S86°44'03"E ALONG THE SOUTH LINE OF SECTION 34, TOWNSHIP-1-NORTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE NORTH, NORTH AMERICAN DATUM 1983(11), AS ESTABLISHED FROM THE TRIMBLE VRS NOW NETWORK.
- THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO THE DESCRIPTION AS FURNISHED AND TO EXISTING FIELD MONUMENTATION.
- A PROPERTY INFORMATION REPORT WAS PROVIDED TO MERRILL PARKER SHAW, INC., BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER: 20018064, DATED: AUGUST 25, 2020 FOR THE SUBJECT PROPERTY. THERE MAY BE UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.
- THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
- THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
- THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.
- THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", (MINIMAL RISK AREA OUTSIDE THE 1-PERCENT AND 0.2-PERCENT-ANNUAL-CHANCE FLOOD PLANS, NO BFE'S OR BASE FLOOD DEPTHS ARE SHOWN WITHIN THESE ZONES) AND FLOOD ZONE "A", (AREA INSIDE THE 1-PERCENT-ANNUAL-CHANCE FLOOD PLANS, NO BFE'S OR BASE FLOOD DEPTHS ARE SHOWN WITHIN THESE ZONES), AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120080, FIRM MAP PANEL NUMBERS 12033C0270G AND 12033C0290G, MAP REVISION DATED SEPTEMBER 29, 2006.
- ALL PLATTED UTILITY EASEMENTS AS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH AND SUBJECT TO THE PROVISIONS OF SECTION 177.091 (28) FLORIDA STATUTES.
- THERE SHALL BE A 10 FOOT PRIVATE DRAINAGE EASEMENT ALONG ALL COMMON LOT LINES, BEING 5 FOOT ON EACH SIDE OF SAID LINE, FENCES AND OTHER STRUCTURES SHALL NOT IMPEDE STORMWATER FLOW.
- FENCES OR OTHER STRUCTURES SHALL NOT BE INSTALLED IN DRAINAGE/ACCESS EASEMENT (PUBLIC OR PRIVATE). THESE EASEMENTS SHALL BE ACCESSIBLE AT ALL TIMES.
- AN EASEMENT IN FAVOR OF GULF POWER EXIST ALONG ALL PUBLIC/PRIVATE STREETS, RIGHTS OF WAY, DRAINAGE, ACCESS, AND UTILITY EASEMENTS, AND COMMON ELEMENTS AND ALSO THE FRONT 5 FEET OF ALL PLATTED LOTS, AS RECORDED IN OFFICIAL RECORDS BOOK 8071 AT PAGE 1285 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

ENGINEER'S CERTIFICATE:

I, THOMAS HAMMOND JR., HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD FOR JENNINGS PLACE PHASE ONE, THAT ALL CONSTRUCTED ROADWAYS, DRAINAGE, AND OTHER IMPROVEMENTS ARE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.

THOMAS HAMMOND, P.E.
FLORIDA REGISTRATION NO. 54574
FLORIDA C.E. NO. 9130

CERTIFICATE OF PLAT REVIEW:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, PLATTING, BY THE COUNTY SURVEYOR OF ESCAMBIA COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2020.

JOSEPH BARRETT, P.S.M., COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATION NO. 6260

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT FORESTAR (USA) REAL ESTATE GROUP, INC. (OWNER), AND D.R. HORTON, INC., (MORTGAGEE) OF THE LAND HEREIN DESCRIBED AND PLATTED HEREON, KNOWN AS JENNINGS PLACE PHASE ONE, HEREBY DEDICATE TO THE PUBLIC: ALL PUBLIC RIGHT-OF-WAYS, PUBLIC PARCEL "A" (WET DETENTION POND), PUBLIC PARCEL "B" (WET DETENTION POND), ALL PUBLIC DRAINAGE AND ACCESS EASEMENTS; AND FURTHER DEDICATE: PARCEL "C" (LIFT STATION) AND THE 20 FOOT "EQUA EASEMENT" TO THE EMERALD COAST UTILITY AUTHORITY, INC.; AND FURTHER DEDICATE UTILITY EASEMENTS TO ALL UTILITY PROVIDERS, AND FURTHER DEDICATE TO THE JENNINGS PLACE HOMEOWNERS ASSOCIATION: PRIVATE PARCEL "D" (MAIL KIOSK), PRIVATE PARCEL "E", PRIVATE PARCEL "F" (SIGN PARCEL) AND PRIVATE PARCEL "G" (SIGN PARCEL) AS DESIGNATED ON THIS PLAT, AND HEREBY REQUEST THE FILING OF THIS PLAT IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

FORESTAR (USA) REAL ESTATE GROUP, INC. (OWNER)

WITNESS: _____

TUCKER DORSEY, DIVISION PRESIDENT

PRINT NAME: _____

SEAL

D.R. HORTON, INC. (MORTGAGEE)

WITNESS: _____

RUSSELL GILBERT, ASSISTANT SECRETARY

PRINT NAME: _____

SEAL

NOTARY PUBLIC:

BEFORE THE SUBSCRIBER PERSONALLY APPEARED TUCKER DORSEY, DIVISION PRESIDENT, FORESTAR (USA) REAL ESTATE GROUP, INC., KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES HEREIN SET FORTH, AND WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2020.

SIGNATURE _____

PRINT NAME: _____

COMMISSION NO. _____

MY COMMISSION EXPIRES _____

NOTARY PUBLIC, STATE OF FLORIDA

SEAL

NOTARY PUBLIC:

BEFORE THE SUBSCRIBER PERSONALLY APPEARED RUSSELL GILBERT, ASSISTANT SECRETARY, D.R. HORTON, INC., KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES HEREIN SET FORTH, AND WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2020.

SIGNATURE _____

PRINT NAME: _____

COMMISSION NO. _____

MY COMMISSION EXPIRES _____

NOTARY PUBLIC, STATE OF FLORIDA

SEAL

CERTIFICATE OF APPROVAL OF CLERK OF THE CIRCUIT COURT:

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE PLAT ACT (CHAPTER 177, SECTIONS 177.011 THROUGH 177.151 OF THE FLORIDA LEGISLATURE, AS AMENDED FROM TIME TO TIME) AND THE SAME WAS FILED FOR RECORDS ON THE _____ DAY OF _____, 2020, AND FILED IN PLAT BOOK _____ AT PAGES _____ OF SAID COUNTY.

PAM CHILDERS

CLERK OF THE CIRCUIT COURT

SEAL

CERTIFICATE OF APPROVAL OF COUNTY COMMISSIONERS:

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT BEING PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS OF SAID COUNTY AT THEIR MEETING HELD ON THE _____ DAY OF _____, 2020, WAS APPROVED FOR FILING BY SAID BOARD, AND I, AS SAID CLERK OF THE CIRCUIT COURT, WAS INSTRUCTED TO SO CERTIFY HEREON.

PAM CHILDERS

CLERK OF THE CIRCUIT COURT

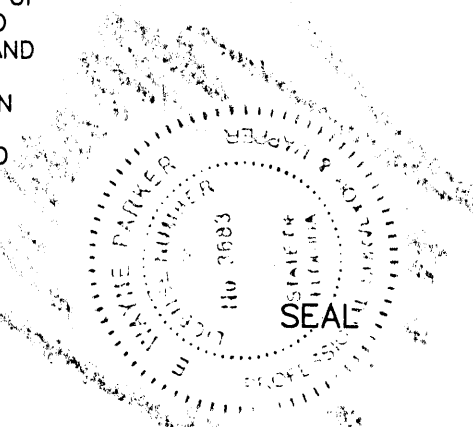
SEAL

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THIS PLAT COMPLIES WITH ALL THE PROVISIONS OF THE FLORIDA PLAT ACT, CHAPTER 177, SECTION 177.011 - 177.151, FLORIDA STATUTES, AS AMENDED FROM TIME TO TIME; THAT THE BOUNDARY INFORMATION ON THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS / STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE AND SECTION 472.027, FLORIDA STATUTES, AS AMENDED FROM TIME TO TIME; THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN PLACED AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES AND THE LAND DEVELOPMENT CODE OF ESCAMBIA FLORIDA, AS AMENDED FROM TIME TO TIME; AND THAT SAID LAND HAS BEEN SUBDIVIDED AS SHOWN HEREON.

SIGNED THIS _____ DAY OF _____, 2020.

E. WAYNE PARKER, PROFESSIONAL LAND SURVEYOR
(FLORIDA LICENSE REGISTRATION NO. 3683, L.B. NO. 7174)
MERRILL PARKER SHAW, INC.
4928 N. DAVIS HIGHWAY
PENSACOLA, FL 32503
(850) 478-4923



SHEET 1 OF 3 SHEETS

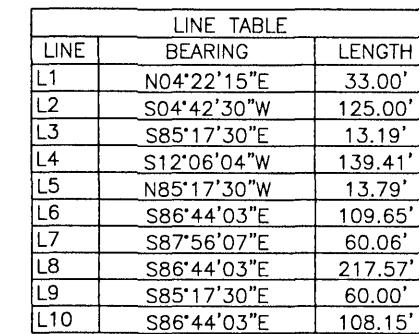
RESTRICTIVE COVENANTS,
OFFICIAL RECORDS BOOK _____, PAGE(S) _____

PLAT BOOK _____, PAGE _____



E. WAYNE PARKER
MERRILL PARKER SHAW, INC.
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HAMMOND ENGINEERING, INC.
3802 NORTH "S" STREET
PENSACOLA, FL 32505
(850) 434-2603



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	44.51	345.00	7°23'34"	S08°24'17"W	44.48
C2	72.96	655.00	6°22'57"	S08°54'36"W	72.93
C3	38.64	25.00	88°33'26"	N48°59'14"E	34.93
C4	39.90	25.00	91°26'34"	S41°00'46"E	35.83
C5	38.64	25.00	88°33'26"	N48°59'14"E	34.93
C6	39.90	25.00	91°26'34"	S41°00'46"E	35.83

(IN FEET)
1 inch = 200 ft.

[illegible]

THE ABOVE DESCRIBED PARCEL IS SITUATED IN SECTION 34, TOWNSHIP-1-NORTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 76.37 ACRES, MORE OR LESS.

- ✱ ~ 4" X 4" CONCRETE MONUMENT, NUMBERED. 7174L.B. (PLACED) P.R.M.
- ✱ ~ 4" X 4" CONCRETE MONUMENT, NUMBERED. 7919L.B. (FOUND) P.R.M.
- ✱ ~ 4" X 4" CONCRETE MONUMENT, UNNUMBERED (FOUND) P.R.M.
- ⊙ ~ 4" ROUND CONCRETE MONUMENT, UNNUMBERED (FOUND)
- ⊙ ~ 1/2" ALLOY CAPPED IRON ROD, NUMBERED 7174L.B. (SET) P.C.P.
- ⊙ ~ NAIL AND DISK, NUMBERED 7174L.B. (SET) P.C.P.
- ⊙ ~ NAIL AND DISK, "ESCAMBIA COUNTY" (FOUND)
- ⊙ ~ 1/2" CAPPED IRON ROD, NUMBERED 7107L.B. (FOUND)
- ⊙ ~ 1/2" IRON ROD, UNNUMBERED (FOUND)
- △ ~ LIGHTWOOD STAKE, UNNUMBERED (FOUND)
- P.R.M. ~ PERMANENT REFERENCE MONUMENT
- B.S.L. ~ BUILDING SETBACK LINE
- P.C. ~ POINT OF CURVATURE
- P.T. ~ POINT OF TANGENCY
- P.R.C. ~ POINT OF REVERSE CURVATURE
- R/W ~ RIGHT-OF-WAY
- CT ~ CURVE NUMBER
- R.P. ~ RADIUS POINT
- (NR) ~ NON-RADIAL
- (R) ~ RADIAL
- P.I. ~ POINT OF INTERSECTION
- GPS ~ GLOBAL POSITIONING SYSTEM
- (D&F) ~ DEED AND FIELD INFORMATION
- P.C.P. ~ PERMANENT CONTROL POINT
- L.B. ~ LICENSE BUSINESS
- O.R. ~ OFFICIAL RECORDS

FRONT YARD: 25' SETBACK

REAR YARD: 25' SETBACK

SIDE YARD: ON EACH SIDE, FIVE FEET OR 10 PERCENT OF THE LOT WIDTH AT THE FRONT BUILDING LINE, WHICHEVER IS GREATER, BUT NOT REQUIRED TO EXCEED 15 FEET.

STATION	NORTHING (FT)	EASTING (FT)	LATITUDE NORTH	LONGITUDE WEST	SCALE FACTOR (COMBINED)	CONVERGENCE	ELEVATION	SOURCE
GPS-1	575816.7246	1063273.2551	30°33'00.6837"	87°22'33.5987"	0.99997080	-01°26'42.95"	147.51	GPS OBS
GPS-2	575816.7224	1063273.2551	30°33'00.3372"	87°22'33.8537"	0.99997141	-01°26'36.04"	146.95	GPS OBS
GPS-3	577637.5828	1084156.0828	30°32'52.8628"	87°22'24.2177"	0.99997141	-01°26'38.24"	107.39	GPS OBS

TO CONVERT A GROUND DISTANCE TO A GRID DISTANCE, MULTIPLY THE GROUND DISTANCE BY THE AVERAGE COMBINED SCALE FACTOR.



4928 N. DAVIS HWY. PROFESSIONAL LAND SURVEYING SERVICES PH. (850) 478-4923
PENSACOLA, FL 32503 FAX. (850) 478-4924
FLORIDA CORPORATION NUMBER 7174



SHEET 2 OF 3 SHEETS

PLAT BOOK _____, PAGE _____



OWNER/DEVELOPER:
FORESTAR (USA) REAL ESTATE GROUP, INC.
3330 CUMBERLAND BLVD., SUITE 275
ATLANTA, GA, 30339

SURVEYOR:
E. WAYNE PARKER
MERRILL PARKER SHAW, INC.
4928 N. DAVIS HIGHWAY
PENSACOLA, FL 32503
(850) 478-4923

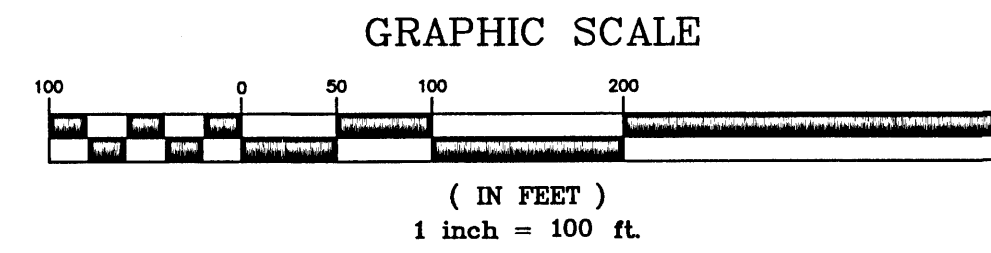
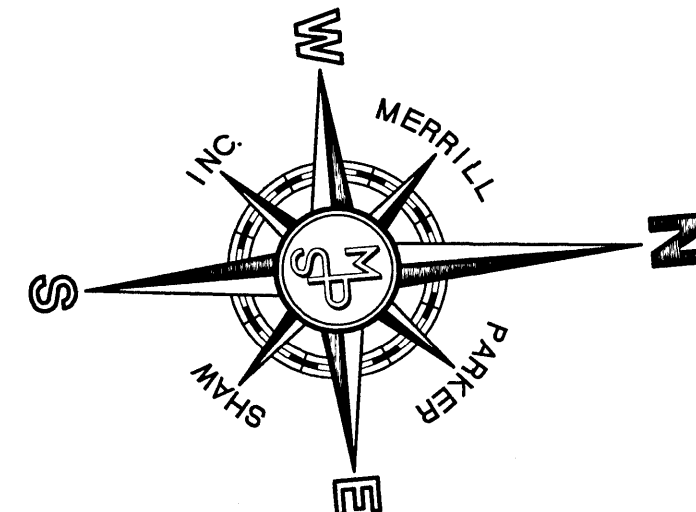
ENGINEER:
HAMMOND ENGINEERING, INC.
3802 NORTH "S" STREET
PENSACOLA, FL 32505
(850) 434-2603

LEGEND:

- ~ 4" x 4" CONCRETE MONUMENT, NUMBERED. 7174L.B. (PLACED) P.R.M.
- ~ 4" x 4" CONCRETE MONUMENT, NUMBERED. 7919L.B. (FOUND) P.R.M.
- ~ 4" x 4" CONCRETE MONUMENT, UNNUMBERED (FOUND) P.R.M.
- ~ 4" ROUND CONCRETE MONUMENT, UNNUMBERED (FOUND)
- ~ 1/2" ALLOY CAPPED IRON ROD, NUMBERED 7174L.B. (SET) P.C.P.
- ~ NAIL AND DISK, NUMBERED 7174L.B. (SET) P.C.P.
- ~ NAIL AND DISK, "ESCAMBIA COUNTY" (FOUND)
- ~ 1/2" CAPPED IRON ROD, NUMBERED 7107L.B. (FOUND)
- ~ 1/2" IRON ROD, UNNUMBERED (FOUND)
- ~ LIGHTWOOD STAKE, UNNUMBERED (FOUND)
- P.R.M. ~ PERMANENT REFERENCE MONUMENT
- B.S.L. ~ BUILDING SETBACK LINE
- P.C. ~ POINT OF CURVATURE
- P.T. ~ POINT OF TANGENCY
- P.R.C. ~ POINT OF REVERSE CURVATURE
- R/W ~ RIGHT-OF-WAY
- CI ~ CURVE NUMBER
- R.P. ~ RADIUS POINT
- (NR) ~ NON-RADIAL
- (R) ~ RADIAL
- P.I. ~ POINT OF INTERSECTION
- GPS ~ GLOBAL POSITIONING SYSTEM
- (D&F) ~ DEED AND FIELD INFORMATION
- P.C.P. ~ PERMANENT CONTROL POINT
- L.B. ~ LICENSE BUSINESS
- O.R. ~ OFFICIAL RECORDS

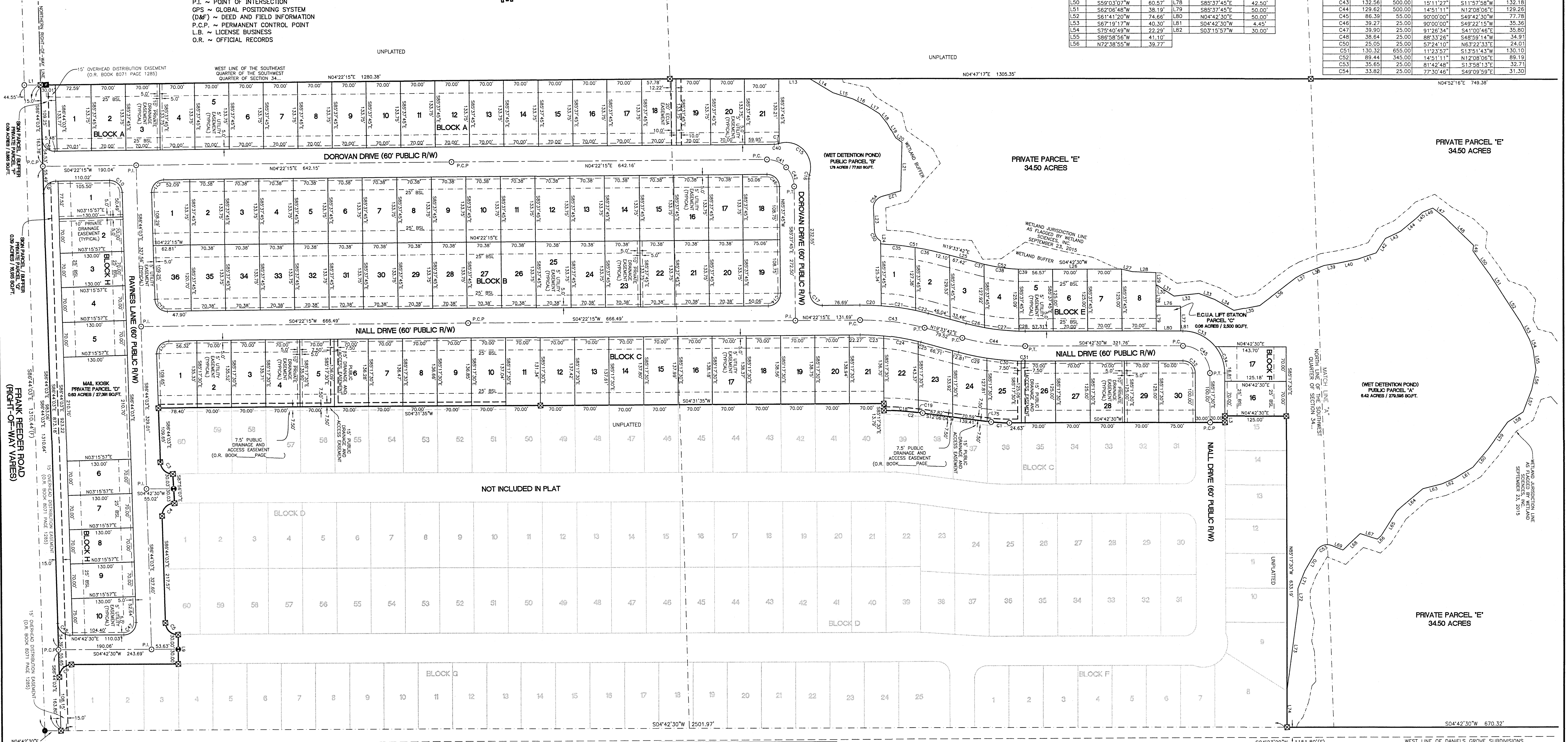
JENNINGS PLACE PHASE ONE

RECORD PLAT OF
A 107 LOT SINGLE FAMILY SUBDIVISION
BEING A PORTION OF SECTION 34, TOWNSHIP-1-NORTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA
ZONED: LDR, FUTURE LAND USE: MU-S
NOVEMBER 2020



LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N04°22'15"E	33.00'	L29	S85°37'45"W	25.03'	L57	N64°09'45"W	48.70'
L3	S85°17'30"W	13.19'	L30	S07°14'45"W	2.01'	L58	N28°10'27"W	37.90'
L9	S85°17'30"W	60.00'	L31	S37°08'38"W	41.56'	L59	N49°01'45"W	68.60'
L13	N04°47'15"E	63.38'	L32	S01°21'01"E	51.02'	L60	N45°01'03"W	48.09'
L14	S35°22'21"W	54.94'	L33	S24°55'17"W	34.12'	L61	N26°32'25"W	41.72'
L15	S22°10'00"W	42.35'	L34	S34°09'02"W	45.01'	L62	N19°06'08"W	29.28'
L16	S30°48'10"W	32.08'	L35	S08°24'51"E	33.58'	L63	N09°12'24"W	40.97'
L17	S36°33'07"W	28.98'	L36	S32°22'20"E	42.59'	L64	N35°55'13"W	70.27'
L18	S55°16'08"W	25.78'	L37	S23°49'24"E	19.20'	L65	N52°46'36"W	59.07'
L19	S64°52'50"W	34.35'	L38	S16°31'33"E	42.96'	L66	N38°22'49"W	11.02'
L20	S40°14'42"W	15.62'	L39	S04°47'27"E	29.33'	L67	N22°50'38"E	36.87'
L21	N63°41'54"W	98.29'	L40	S08°43'33"E	41.05'	L68	N38°56'59"W	48.70'
L22	N10°24'35"W	38.53'	L41	S13°44'44"E	39.56'	L69	N26°53'11"E	24.65'
L23	N87°55'22"W	45.77'	L42	S52°22'13"E	35.26'	L70	N54°49'37"W	42.24'
L24	S85°37'45"E	6.03'	L43	S20°28'24"E	34.97'	L71	N63°28'39"W	38.75'
L25	N19°33'42"E	79.92'	L44	S35°11'48"E	43.74'	L72	N86°03'25"W	35.25'
L26	S04°42'30"W	156.49'	L45	S40°43'27"E	14.10'	L73	N77°56'52"W	175.89'
L27	S18°16'07"W	22.77'	L46	S17°12'03"E	23.09'	L74	S85°17'30"E	72.58'
L28	S07°14'45"W	48.05'	L47	S42°14'33"W	31.39'	L75	N12°06'04"E	0.89'
			L48	S48°49'13"W	81.35'	L76	S04°42'30"W	50.00'
			L49	N78°02'10"W	11.42'	L77	S85°37'45"E	50.00'
			L50	S59°03'07"W	60.57'	L78	S85°37'45"E	42.50'
			L51	S62°06'48"W	38.19'	L79	S85°37'45"E	50.00'
			L52	S61°41'20"W	74.66'	L80	N04°42'30"E	50.00'
			L53	S67°19'17"W	40.30'	L81	S04°42'30"W	4.45'
			L54	S75°40'49"W	22.29'	L82	S03°15'57"W	30.00'
			L55	S86°58'36"W	41.10'			
			L56	N72°38'55"W	39.77'			

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	44.51'	345.00'	72°33'44"	N08°24'17"E	44.48'
C2	72.98'	655.00'	62°22'57"	S11°35'44"W	115.53'
C3	38.64'	25.00'	88°33'26"	N48°59'14"E	34.91'
C4	39.90'	25.00'	91°26'34"	S41°00'46"E	35.80'
C5	38.64'	25.00'	88°33'26"	N48°59'14"E	34.91'
C6	39.90'	25.00'	91°26'34"	S41°00'46"E	35.80'
C7	2.10'	50.00'	72°24'23"	S12°57'45"E	2.10'
C8	38.79'	25.00'	88°53'42"	N48°49'06"E	35.01'
C9	39.75'	25.00'	91°06'18"	S41°10'54"E	35.69'
C10	38.79'	25.00'	88°53'42"	N48°49'06"E	35.01'
C11	39.75'	25.00'	91°06'18"	S41°10'54"E	35.69'
C12	38.79'	25.00'	88°53'42"	N48°49'06"E	35.01'
C13	39.75'	25.00'	91°06'18"	S41°10'54"E	35.69'
C14	39.27'	25.00'	90°00'00"	N40°37'45"W	35.36'
C15	108.69'	50.00'	124°32'55"	S50°37'58"W	88.52'
C16	8.09'	25.00'	18°32'11"	S76°21'40"E	8.05'
C17	39.27'	25.00'	90°00'00"	N49°21'47"E	35.36'
C18	70.21'	655.00'	60°8'30"	S08°47'22"W	70.18'
C19	2.75'	655.00'	0°14'27"	S11°58'51"W	2.75'
C20	43.36'	530.00'	44°1'15"	S06°42'52"W	43.35'
C21	70.83'	530.00'	73°9'27"	S12°51'13"W	70.78'
C22	26.32'	530.00'	2°50'45"	S18°08'19"W	26.32'
C23	47.80'	470.00'	5°49'39"	S07°17'04"W	47.78'
C24	71.11'	470.00'	4°40'07"	S14°31'52"W	71.04'
C25	5.70'	470.00'	0°41'41"	S19°25'51"W	5.70'
C26	38.67'	470.00'	4°42'50"	N17°12'16"E	38.66'
C27	70.48'	470.00'	8°35'29"	N10°33'07"E	70.41'
C28	12.70'	470.00'	1°34'52"	N05°28'58"E	12.70'
C29	38.87'	530.00'	6°21'49"	N18°24'47"E	38.84'
C30	70.29'	530.00'	7°35'54"	N09°23'55"E	70.24'
C31	8.24'	530.00'	0°53'28"	N05°09'14"E	8.24'
C32	39.27'	25.00'	90°00'00"	S49°42'30"W	35.36'
C33	76.04'	85.00'	5°11'51"	S30°20'16"E	73.53'
C34	57.47'	85.00'	38°44'29"	S75°20'16"E	56.39'
C35	70.54'	855.00'	6°10'14"	S11°14'51"W	70.51'
C36	59.77'	855.00'	5°13'43"	S16°56'50"W	59.75'
C37	5.11'	345.00'	0°50'53"	N19°08'15"E	5.11'
C38	70.89'	345.00'	11°46'25"	N12°49'35"E	70.77'
C39	13.44'	345.00'	2°13'52"	N05°49'27"E	13.43'
C40	8.09'	25.00'	18°32'11"	S76°21'40"E	8.05'
C41	17.18'	55.00'	17°53'57"	S40°25'16"W	17.11'
C42	43.20'	55.00'	45°00'00"	S71°52'15"W	42.10'
C43	132.56'	500.00'	15°11'27"	S11°57'58"W	132.18'
C44	129.62'	500.00'	14°51'11"	N12°08'06"E	129.26'
C45	86.39'	55.00'	90°00'00"	S49°42'30"W	77.78'
C46	39.27'	25.00'	90°00'00"	S49°42'30"W	35.36'
C47	39.90'	25.00'	91°26'34"	S41°00'46"E	35.80'
C48	38.64'	25.00'	88°33'26"	S48°59'14"E	34.91'
C49	25.05'	25.00'	57°24'10"	N63°22'33"E	24.01'
C50	130.32'	655.00'	11°23'57"	S15°51'43"W	130.10'
C51	89.44'	345.00'	14°51'11"	N12°08'06"E	89.19'
C52	35.65'	25.00'	81°42'48"	S13°58'13"E	32.11'
C53	33.82'	25.00'	77°30'46"	S49°09'59"E	31.30'
C54					



MERRILL PARKER SHAW, INC.
4928 N. DAVIS HWY. PENSACOLA, FL 32503
PROFESSIONAL LAND SURVEYING SERVICES
FLORIDA CORPORATION NUMBER 7174